Christchurch City Council

Land Information Memorandum

Property address:

11 Zinnia Way

LIM number: H05185019

Christchurch City Council

53 Hereford Street, PO Box 73015
Christchurch 8154, New Zealand
Tel 64 3 941 8999
Fax 64 3 941 8984

www.ccc.govt.nz

Land Information Memorandum

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Application details

Date issued	31 October 2024
Date received	18 October 2024

Property details

Property address	11 Zinnia Way, Hornby, Christchurch
Valuation roll number	23435 09465
Valuation information	Capital Value: $930,000 Land Value: $520,000 Improvements Value: $410,000 *Please note: these values are intended for Rating purposes*
Legal description	Lot 104 DP 521142
Existing owner	Lydia George Sreenu Jose 11 Zinnia Way Christchurch 8025

Council references

Rate account ID	73186523
LIM number	H05185019
Property ID	1182544

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Document information

This Land Information Memorandum (LIM) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA). It is a summary of the information that we hold on the property. Each heading or "clause" in this LIM corresponds to a part of section 44A.

Sections 1 to 10 contain all of the information known to the Christchurch City Council that must be included under section 44A(2) LGOIMA. Any other information concerning the land as the Council considers, at its discretion, to be relevant is included at section 11 of this LIM (section 44A(3) LGOIMA). If there are no comments or information provided in these sections this means that the Council does not hold information on the property that corresponds to that part of section 44A.

The information included in this LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Please note that other agencies may also hold information relevant to the property, or administer legislation relevant to the use of the land, for example, the Regional Council (Ecan), Heritage New Zealand Pouhere Taonga, and Land Information New Zealand.

Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

A LIM is only valid at the date of issue as information is based only upon information the Council held at the time of that LIM request being made.

Property file service

This Land Information Memorandum does not contain all information held on a property file. Customers may request property files by phoning the Council's Customer Call Centre on (03) 941 8999, or visiting any of the Council Service Centres. For further information please visit www.ccc.govt.nz.

To enable the Council to measure the accuracy of this LIM document based on our current records, we would appreciate your response should you find any information contained therein which may be considered to be incorrect or omitted. Please telephone the Customer Call Centre on (03) 941 8999.

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Land Information Memorandum

A search of records held by the Council has revealed the following information:

1. Special features and characteristics of the land

Section 44A(2)(a) LGOIMA. This is information known to the Council but not apparent from the district scheme under the Town and Country Planning Act 1977 or a district plan under the Resource Management Act 1991. It identifies each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.

☎ For enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

- **Borelog/Engineer Report Image Available**

  Borelog/Engineer Report Image Available

- **Fill**

  This property is located in an area known to have been filled. The year the fill occurred is 2017. The filling was, according to the Councils records carried out in a controlled manner and comprises Silt.

- **Liquefaction Assessment**

  Christchurch City Council holds indicative information on liquefaction hazard for Christchurch. Information on liquefaction, including an interactive web tool, can be found on the Council website at ccc.govt.nz/liquefaction. Depending on the liquefaction potential of the area that the property is in, the Council may require site-specific investigations before granting future subdivision or building consent for the property.

- **Consultant Report Available**

  Land Information New Zealand (LINZ) engaged Tonkin and Taylor to provide a Geotechnical Report on Ground Movements that occurred as a result of the Canterbury Earthquake Sequence. The report indicates this property may have been effected by a degree of earthquake induced subsidence. The report obtained by LINZ can be accessed on their website at https://www.linz.govt.nz and search Information for Canterbury Surveyors.

Related Information

- The latest soil investigation report for this property is attached for your information

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2. Private and public stormwater and sewerage drains

Section 44A(2)(b) LGOIMA. This is information about private and public stormwater and sewerage drains as shown in the Council's records.

☎ For stormwater and sewerage enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Related Information

- Attached are all drainage plans that Council hold for details of private and public drainage. Not all plans provided are verified by Council, and therefore Council cannot be liable for inaccuracies. Site investigation will be required by owners to determine exact layouts.
- This property is shown to be served by Christchurch City Council Sewer and Stormwater.

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3. Drinking Water Supply

Section 44A(2)(ba) and (bb) LGOIMA. This is information notified to the Council about whether the land is supplied with drinking water, whether the supplier is the owner of the land or a networked supplier, any conditions that are applicable, and any information the Council has about the supply.

Please note the council does not guarantee a particular water quality to its customers. If you require information on current water quality at this property please contact the Three Waters & Waste Unit.

☎ For water supply queries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Water supply

Christchurch City Council is the networked supplier of water to this property. This property is connected to the Christchurch City Council Water Supply. The conditions of supply are set out in the Christchurch City Council Water Supply and Wastewater Bylaw (2022), refer to www.ccc.govt.nz.

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4. Rates

Section 44A(2)(c) LGOIMA. This is information on any rates owing in relation to the land.

☎ For rates enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(a) Annual rates

Annual rates to 30/06/2025: $5,197.44

	Instalment Amount	Date Due
Instalment 1	$1,299.29	31/08/2024
Instalment 2	$1,299.29	30/11/2024
Instalment 3	$1,299.29	28/02/2025
Instalment 4	$1,299.57	31/05/2025

Rates owing as at 31/10/2024: $1,254.25

(b) Excess Water Rates

For excess water charge enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz/contact-us.

(c) Final water meter reading required at settlement?

Property settlements must ensure all water usage and outstanding debts are accurately accounted for.

To advise of a property settlement, please complete the request for settlement information form at www.ccc.govt.nz/services/rates-and-valuations/solicitors-request.
A settlement statement of accounts will be provided on the expected settlement date advised.

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5. Consents, certificates, notices, orders, or requisitions affecting the land and buildings

Section 44A(2)(d) LGOIMA. This is information concerning any consent, certificate, notice, order, or requisition, affecting the land or any building on the land, previously issued by the Council. The information in this section may also cover building consent and/or code compliance information issued by building certifiers under the Building Act 1991 and building consent authorities that are not the Council under the Building Act 2004.

You can check the property file to identify whether any consent or certificate was issued by a building certifier under the Building Act 1991.

Section 44A(2)(da) LGOIMA. The information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004. There is currently no information required to be provided by a building contractor to a territorial authority under section 362T(2) of the Building Act 2004. The Building (Residential Consumer Rights and Remedies) Regulations 2014 only prescribed the information that must be given to the clients of a building contractor.

☎ For building enquiries, please phone (03) 941 8999, email EPADutyBCO@ccc.govt.nz or visit www.ccc.govt.nz.

(a) Consents

- BCN/2018/6695 Applied: 02/10/2018 Status: Completed
  11 Zinnia Way Hornby
  Accepted for processing 03/10/2018
  Building consent granted 12/11/2018
  Building consent issued 15/11/2018
  Code Compliance application not accepted 09/07/2019
  Code Compliance Certificate Issued 13/11/2019
  Construction of dwelling with attached garage

(b) Certificates

Note: Code Compliance Certificates were only issued by the Christchurch City Council since January 1993.

(c) Notices

(d) Orders

(e) Requisitions

Related Information

- Please find an electrical & gas fitters certificates attached relating to works that have been carried out on the current building/dwelling at this address.

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6. Certificates issued by a building certifier

Section 44A(2)(e) LGOIMA. This is information notified to the Council concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

☎ For building enquiries, please phone (03) 941 8999, email EPADutyBCO@ccc.govt.nz or visit www.ccc.govt.nz.

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7. Weathertightness

Section 44A(2)(ea) LGOIMA. This is information notified to the Council under section 124 of the Weathertight Homes Resolution Services Act 2006.

☎ For weathertight homes enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

If there is no information below this means Council is unaware of any formal Weathertight Homes Resolution Services claim lodged against this property.

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8. Land use and conditions

Section 44A(2)(f) LGOIMA. This is information relating to the use to which the land may be put and conditions attached to that use. The planning information provided below is not exhaustive and reference to the Christchurch District Plan and any notified proposed changes to that plan is recommended: https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/.

There maybe some provisions of the Christchurch City Plan or Banks Peninsula District Plan that affect this property that are still operative.

☎ For planning queries, please phone (03) 941 8999, email DutyPlanner@ccc.govt.nz or visit www.ccc.govt.nz.

- **Regional plan or bylaw**

  There may be objectives, policies or rules in a regional plan or a regional bylaw that regulate land use and activities on this site. Please direct enquiries to Canterbury Regional Council (Environment Canterbury).

(a)(i)Christchurch City Plan & Banks Peninsula District Plan

(ii)Christchurch District Plan

- **Development Constraint**

  Council records show there is a specific condition on the use of this site: Consent Notice

- **Liquefaction Management Area (LMA)**

  Property or part of property within the Liquefaction Management Area (LMA) Overlay, which is operative.

- **Outline Development Plan**

  Property or part of property is within an Outline Development Plan area, which is affected by specific provisions that are operative.

- **District Plan Zone**

  Property or part of property within the Residential New Neighbourhood Zone, which is operative.

(b) Resource consents

If there are any land use resource consents issued for this property the Council recommends that you check those resource consents on the property file. There may be conditions attached to those resource consents for the property that are still required to be complied with.

- RMA/2015/1404 - Subdivision Consent
  22 Carrs Road Hornby
  Fee simple subdivision - 118 Lots Associated with LUS RMA92029670 - Historical Reference RMA92029666 note 14 stages with stage 6 also A & B, 7 A&B also. Super stage 1 complete Super stage 2 (6,8,10,11) complete. Stages 12A-12B-14 have applied for 223 & 224 but not enough numbers to show stages. 29/1/2019.223/224 Were re-issued for LT 538576 For stages 7D/13A/13C.
  Status: Processing complete
  Applied 26/05/2015
  s223 Certificate issued 21/12/2016
  s223 Certificate issued stage 2 21/12/2016

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s223 Certificate issued stage 3 21/12/2016
s224 Certificate issued stage 1 21/12/2016
s224 Certificate issued stage 2 21/12/2016
s224 Certificate issued stage 3 21/12/2016
s223 Certificate issued stage 5 04/08/2017
s223 Certificate issued stage 6 04/08/2017
s223 Certificate issued stage 7 04/08/2017
s223 Certificate issued stage 9 04/08/2017
s223 Certificate issued stage 4 18/08/2017
s224 Certificate issued stage 4 18/08/2017
s224 Certificate issued stage 5 06/10/2017
s224 Certificate issued stage 6 06/10/2017
s224 Certificate issued stage 7 06/10/2017
s224 Certificate issued stage 9 06/10/2017
s224 Certificate issued stage 6 17/04/2018
s224 Certificate issued stage 8 17/04/2018
s224 Certificate issued stage 10 17/04/2018
s223 Certificate issued 12/02/2019
s223 Certificate issued 12/02/2019
s223 Certificate issued 12/02/2019
s224 Certificate issued 07/03/2019
s224 Certificate issued 07/03/2019
s224 Certificate issued 07/03/2019
s223 Certificate issued 17/09/2019
s224 Certificate issued 17/09/2019
s223 Certificate issued 15/10/2019
s224 Certificate issued 15/10/2019
s223 Certificate issued 13/11/2019
s223 Certificate issued 13/11/2019
s223 Certificate issued 13/11/2019
s224 Certificate issued 21/11/2019
s224 Certificate issued 21/11/2019
s224 Certificate issued 21/11/2019
Engineering plan stage 3 accepted 25/11/2019
Granted 25/09/2015
Decision issued 28/09/2015

- RMA/2015/1404/F - s127 Change / cancellation of condition(s)
  22 Carrs Road Hornby
  Change of Condition(s) pursuant to Section 127 to Subdivision Consent RMA/2015/1404
  Status: Processing complete
  Applied 08/08/2019
  22/08/2019
  Granted 22/08/2019
  Decision issued 22/08/2019

Related Information

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- The Council system shows a Development Constraint/Ongoing Condition Consent notice for this property. The consent notice should be registered against the record of title for the property and a search of that title and the consent notice will provide details in respect of the constraint / condition. If a search of the title does not record the consent notice or the consent notice is not clear then we suggest you contact the duty planner by either calling 941 8999 or emailing DutyPlanner@ccc.govt.nz. The Consent notice is as follows:

  With the design in accordance with NZS3601:2011, specific foundation design using MBIE guidelines for a TC1 area.

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9. Other land and building classifications

Section 44A(2)(g) LGOIMA. This is information notified to the Council by any statutory organisation having the power to classify land or buildings for any purpose.

☎ For land and building enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

Please refer to Section 1 for details

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10. Network utility information

Section 44A(2)(h) LGOIMA. This is information notified to the Council by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

☎ For network enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

- **None recorded for this property**

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11. Other information

Section 44A(3) LGOIMA. This is information concerning the land that the Council has the discretion to include if it considers it to be relevant.

☎ For any enquiries, please phone (03) 941 8999 or visit www.ccc.govt.nz.

(a) Kerbside waste collection

- Your organics are collected Weekly on Thursday. Please leave your organics at the Kerbside by 6:00 a.m.
- Your recycling is collected Fortnightly on the Week 1 collection cycle on a Thursday. Please leave your recycling at the Kerbside by 6:00 a.m. Your nearest recycling depot is the Parkhouse Road EcoDrop.
- Your refuse is collected Fortnightly on the Week 1 collection cycle on a Thursday. Please leave your rubbish at the Kerbside by 6:00 a.m. Your nearest rubbish depot is the Parkhouse Road EcoDrop.

(b) Other

- **Floor Levels Information**

  Christchurch City Council holds a variety of information relevant to building/property development across the city. This includes minimum finished floor levels that need to be set to meet the surface water requirements in clause E1.3.2 of the building code (where this applies), and the requirements of the Christchurch District Plan (where a property is in the Flood Management Area). Where this information has been processed for your site, it can be viewed at https://ccc.govt.nz/floorlevelmap/, otherwise site specific advice can be obtained by emailing floorlevels@ccc.govt.nz

- **Guest Accommodation**

  Guest accommodation (including whole unit listings on Airbnb; BookaBach; etc.) generally requires a resource consent in this zone when the owner is not residing on the site. For more information, please refer to: https://ccc.govt.nz/providing-guest-accommodation/.

- **Community Board**

  Property located in Halswell-Hornby-Riccarton Community Board.

- **Tsunami Evacuation Zone**

  This property is not in a tsunami evacuation zone. It is not necessary to evacuate in a long or strong earthquake or during an official Civil Defence tsunami warning. Residents may wish to offer to open their home to family or friends who need to evacuate from a tsunami zone, and should plan with potential guests to do so in advance.More information can be found at https://ccc.govt.nz/services/civil-defence/hazards/tsunami-evacuation-zones-and-routes/

- **Electoral Ward**

  Property located in Hornby Electoral Ward

- **Listed Land Use Register**

  Hazardous activities and industries involve the use, storage or disposal of hazardous substances. These substances can sometimes contaminate the soil. Environment Canterbury identifies land that is used or has been used for hazardous activities and industries. This information is held on a publically available database called the Listed Land Use Register (LLUR). The Christchurch City Council may not hold information that is held on the LLUR Therefore, it is recommended that you check Environment Canterbury's online database at www.llur.ecan.govt.nz

- **Spatial Query Report**

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A copy of the spatial query report is attached at the end of this LIM. The spatial query report lists land use resource consents that have been granted within 100 metres of this property.

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Fraser Thomas
ENGINEERS • RESOURCE MANAGERS • SURVEYORS

1 October 2018 66292

Worcester Developments Ltd
26 Cathedral Square
Christchurch Central
CHRISTCHURCH 8011

Attention: Mr John Fernando

Dear Sir,

PROPOSED NEW DWELLING AT 11 ZINNIA WAY (LOT 104), HORNBY – FOUNDATION INVESTIGATION REPORT

1.0 GENERAL

As instructed by you, a foundation investigation has been undertaken at the location of a proposed new dwelling, which is to be constructed at 11 Zinnia Way (Lot 104), Hornby. The investigation has been undertaken in order to assess the nature and consistency of the underlying soils.

It is understood that the proposed new dwelling will generally comprise a single level structure of light timber frame construction with a concrete slab-on-ground flooring system.

The site topography is generally level.

The approximate inferred location and extent of the proposed new dwelling is shown on the appended Fraser Thomas Ltd drawing 66292/1.

It is understood that no obvious ejection of silt and sand, that could be inferred to be associated with liquefaction of the underlying soil layers, has occurred at the site in response to the 2010/2011 Canterbury sequence of damaging earthquake events.

The subsurface conditions at the site have been investigated by means of four hand augered boreholes and associated Dynamic Cone Penetrometer (DCP) scala tests.

A visual appraisal of the site, a review of the existing geotechnical information available for the site and a study of geological maps have also been undertaken.

The purpose of the geotechnical investigation reported herein was to determine the subsoil conditions beneath the proposed building footprint as they may affect the proposed new dwelling, with particular regard to foundation design considerations, and to determine the suitability of the site for the proposed new dwelling in support of an application for building consent.

FRASER THOMAS LIMITED
P.O. BOX 39 154,
HAREWOOD POST CENTRE,
CHRISTCHURCH 8545, NEW ZEALAND
PHONE: +64 3 358 5936
FAX: +64 3 358 5936
www.fraserthomas.co.nz

2.0 PREVIOUS REPORTS

A previous report entitled "Geotechnical Investigation and Assessment – Awatea Park", dated March 2015, was prepared by Tonkin & Taylor Ltd for the then proposed underlying subdivision, of which the subject site forms a part.

The March 2015 report states:

> *"In terms of the current Ministry of Business, Innovation & Employment (MBIE) technical categorisation, past and future performance of the site is assessed to be equivalent to Technical Category 1."*

3.0 GEOLOGY

In assessing the geology of the site, reference has been made to the Institute of Geological & Nuclear Sciences Geological Map, scale 1:25,000, "Geology of the Christchurch Urban Area", Part Sheets M35 and M36.

This map indicates that the site is likely to be underlain by "alluvial gravel, sand and silt of historic river flood channels" of the Springston Formation of Holocene age.

The results of the borehole investigation reported herein, in general, indicate that the surficial soils underlying the site are likely to comprise alluvial sediments of the Springston Formation of Holocene age.

4.0 FIELD INVESTIGATION

4.1 GENERAL

The field investigation comprised a visual appraisal, four hand augered boreholes, numbered H1, H2, H3 and H4, and associated Dynamic Cone Penetrometer (DCP) tests.

The approximate locations of the investigation test positions are shown on Fraser Thomas Ltd drawing 66292/1.

4.2 RESULTS OF VISUAL APPRAISAL

A visual appraisal of the subject site was undertaken by a Fraser Thomas Ltd engineering geologist on 27 September 2018.

The subject site is located on the north-eastern side of Zinnia Way.

The subject site is currently vacant.

The topography within the subject site is generally flat. The site is currently vegetated with grass.

No obvious signs of ground deformation, that could be attributed to liquefaction induced lateral ground spread, were observed at the subject site.

The approximate inferred location and extent of the proposed new dwelling is shown on the appended Fraser Thomas Ltd drawing 66292/1.

4.3 HAND AUGERED BOREHOLES

Four hand augered boreholes, numbered H1, H2, H3 and H4, were put down at the site in order to investigate the subsurface conditions beneath the proposed building footprint.

The geotechnical testing was undertaken by a qualified Fraser Thomas Ltd engineering geologist.

The logs of the boreholes are attached to this report.

Boreholes H1, H2, H3 and H4 were terminated when the soils became too difficult to auger at depths of approximately 1.1 m, 2.1 m, 0.4 m and 1.0 m respectively below the existing ground surface.

All soils in the borehole were carefully logged.

Dynamic Cone Penetrometer (DCP) scala tests were performed in the base of Boreholes H2, H3 and H4. A DCP test was also performed from the existing ground surface at the location of Borehole H2.

The results of the DCP scala tests are also attached to this report.

The approximate locations of the test positions are shown on drawing 66292/1.

5.0 SUBSURFACE CONDITIONS

5.1 GENERAL

The results of the hand augered borehole and DCP investigations, presented in Appendix A of this report, indicate that the site is, in general, underlain by a surficial layer of topsoil, which is in turn underlain by alluvial sediments inferred to be of the Springston Formation of Holocene age. A surficial layer of hardfill material, inferred to be associated with the subdivisional bulk earthworks, was also encountered at the location of Borehole H3.

It has been assumed that even though the various subsoil strata (depths, thicknesses, and locations of groundwater levels) have been determined only at the locations and within the depths of the various boreholes recorded herein, these various subsurface features can be projected between the various boreholes. Even though such inference is made, no guarantee can be given as to the validity of this inference or of the nature and continuity of these various subsurface features.

5.2 TOPSOIL

A surficial layer of topsoil, generally comprising silty sands, was encountered at the locations of the boreholes, to depths ranging between approximately 0.3 m and 0.4 m below the existing ground surface.

5.3 COMPACTED HARDFILL

A surficial layer of hardfill, inferred to comprise well compacted sandy gravels, was encountered at the location of Borehole H3. The hand augered borehole was unable to be progressed through these sandy gravels.

Based on the results of a Dynamic Cone Penetrometer (DCP) scala test undertaken in the base of Borehole H3, the hardfill layer is inferred to have a thickness of approximately 0.2 m.

Dynamic Cone Penetrometer (DCP) scala tests undertaken in the hardfill material generally obtained blow counts of between 8 and 10 blows per 50 mm penetration, corresponding to SPT 'N' values greater than 50, generally corresponding to a very dense consistency.

This material is inferred to be localised hardfill, possibly an abandoned haul road, placed as part of the underlying subdivisional bulk earthworks.

5.4 ALLUVIAL SEDIMENTS

5.4.1 Silty Sands and Sandy Silts

Soils generally comprising silty sands intermixed with sandy silts, inferred to be alluvial sediments of the Springston Formation of Holocene age, were encountered beneath the surficial layer of topsoil. These sediments were generally encountered to the extents of the boreholes.

Dynamic Cone Penetrometer (DCP) scala tests undertaken in the silty sands generally obtained blow counts ranging between approximately 2 and 5 blows per 50 mm penetration, corresponding to SPT 'N' values ranging between approximately 18 and 36, generally corresponding to a medium dense to dense consistency.

In situ undrained shear strength values of between approximately 123 kPa and greater than 200 kPa were generally measured in the cohesive soils, using hand held shear vane equipment, corresponding to a very stiff to hard consistency.

5.4.2 Sandy Gravels

Based on the results of the hand augered boreholes and DCP tests reported herein, soils inferred to comprise sandy gravels were encountered beneath the surficial soils, at depths ranging between approximately 1.0 m and 2.1 m below the existing ground surface. The boreholes were unable to be progressed through these soils.

Dynamic Cone Penetrometer (DCP) scala tests undertaken in the sandy gravels generally obtained blow counts of greater than approximately 8 blows per 50 mm penetration, corresponding to SPT 'N' values greater than 50, generally corresponding to a very dense consistency.

Fraser Thomas

The logs of existing machine boreholes, put down by Tonkin & Taylor, in the vicinity of the site have been sourced from their previous report, dated March 2015.

The existing machine borehole logs indicate that dense to very dense sandy gravels are generally located at shallow depths, which is consistent with the subsoil conditions encountered at the subject site. The borehole logs indicate that these sandy gravels generally extend to depths of approximately 11.0 m below the ground surface.

5.5 GROUNDWATER LEVELS

Groundwater was not encountered at the locations of the hand augered boreholes put down at the time of investigation reported herein. Information obtained from the Tonkin & Taylor report, dated March 2015, indicates that the groundwater level in the vicinity of the site is likely to be at a depth ranging between approximately 5.4 m and 7.0 m below the ground surface.

6.0 COMMENTS RELATING TO THE MINISTRY OF BUSINESS INNOVATION & EMPLOYMENT (MBIE) GUIDANCE DOCUMENT, DATED DECEMBER 2012

The Ministry of Business, Innovation & Employment (MBIE) have released a document entitled "Repairing and rebuilding houses affected by the Canterbury earthquakes"; Version 3, dated December 2012.

It should be noted that the December 2012 MBIE document supersedes the following previous Department of Building and Housing (DBH) and MBIE documents:

(a) "Revised guidelines on repairing and rebuilding houses affected by the Canterbury earthquake sequence", dated November 2011.

(b) "Interim guidance for repairing and rebuilding foundations in Technical Category 3", dated 27 April 2012.

(c) "Guidelines for the geotechnical investigation and assessment of subdivisions in the Canterbury region".

The principal objective of the December 2012 document is to provide building repair and reconstruction solutions and options that:

(i) are appropriate to the level of land and building damage experienced;

(ii) take account of the likely future performance of the ground;

(iii) meet Building Act and Building Code requirements; and

(iv) are acceptable to insurers and property owners

The document also divides the previous CERA "Green Zone" on flat land, into three technical categories that reflect both the liquefaction experienced to-date and future performance expectations. The Technical Categories (TC) are identified as TC1, TC2 and TC3.

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As discussed in Section 2.0 of this report, the previous Tonkin & Taylor Ltd report, dated March 2015, indicates that the subject site has the theoretical liquefaction potential characteristics of a TC1 site.

The December 2012 document defines TC1 land as follows:

> *"Future land damage from liquefaction is unlikely, and ground settlements from liquefaction effects are expected to be within normally accepted tolerances. Once the TC is confirmed, shallow geotechnical investigations may be required (depending on the degree of damage, and in particular for a rebuild). It the 'good ground' test is met, NZS 3604 foundation (as modified by B1/AS1) can be used."*

The MBIE guidance document indicates that TC1 land should be regarded to satisfy the definition of "good ground", as defined by NZS 3604:2011, New Zealand Standard, Timber Framed Buildings, and that proposed house foundations sited within TC1 land therefore do not require specific design.

The document provides guidance as to the nature and extent of the geotechnical investigations which are expected to be appropriate for residential sites classified as being within the TC1 zone. It is suggested that shallow subsurface investigation should be appropriate for "TC1 sites", comprising shallow hand augered boreholes and DCP tests, undertaken to determine the suitability and bearing capacity of the subsoils.

7.0 LIQUEFACTION POTENTIAL ASSESSMENT

7.1 GENERAL

This section of the report presents the results of a site specific liquefaction potential assessment undertaken for the subject site.

Liquefaction is defined as the phenomenon that occurs when soils are subject to a sudden loss in shear stiffness and strength associated with a reduction in effective stress due to cyclic loading (i.e. ground shaking associated with an earthquake).

The two main effects of liquefaction on soils are:

(a) Consolidation of the liquefied soils

(b) Reduction in shear strength within the liquefied soils

Liquefaction is considered to occur when the soils reach a condition of "zero effective stress". It is considered that only "sand like" soils can reach a condition of "zero effective stress" and therefore only "sand like" soils are considered to be liquefiable.

An indication that the underlying soils have been subject to liquefaction is the surface expression of ejected sand and water. This occurs as a result of the dissipation of excess pore water pressures generated within the liquefied soils as a result of the cyclic loading.

It should be noted that cohesive type materials or "clay like" soils are unlikely to be subject to liquefaction, as these soils (due to their nature) are unlikely to develop sufficient excess pore

water pressures during cyclic loading to reach a condition of zero effective stress, i.e. the point of liquefaction. However, "clay like" soils do develop some excess pore water pressures during cyclic loading which can result in consolidation settlement and a temporary reduction of the shear strength (i.e. softening) of the soils. Sensitive "clay like" soils are in particular susceptible to softening as a result of cyclic loading.

A liquefaction potential assessment has been undertaken for the soils underlying the subject site.

7.2 METHOD OF ANALYSIS

Guidelines for the assessment of the liquefaction potential of soils is provided by the New Zealand Geotechnical Society in the document entitled "Geotechnical Earthquake Engineering Practice: Module 1- Guideline for the identification, assessment and mitigation of liquefaction hazards", dated July 2010.

The July 2010 guideline refers to the methods suggested by "Liquefaction Resistance of Soils: Summary Report from the 1996 NCEER and 1998 NCEER/NSF Workshops on Evaluation of Liquefaction Resistance of Soils", dated October 2001. The October 2001 report, among others, refers to papers by Youd et al; Seed; Idriss; Boulanger; Robertson and Bray.

The July 2010 guideline suggests a three step process for the liquefaction assessment of sites, being:

(i) Step 1: Assessment of liquefaction susceptibility

(ii) Step 2: Triggering of liquefaction

(iii) Step 3: Consequences of liquefaction

A liquefaction potential assessment of the soils underlying the subject site has been undertaken using the methods suggested by the July 2010 guideline.

7.3 ASSESSMENT OF LIQUEFACTION SUSCEPTIBILITY

The following soils are generally considered to be susceptible to liquefaction:

(a) Young (typically Holocene age) alluvial sediments (typically fluvial deposits laid down in a low energy environment) or man-made fills

(b) Poorly consolidated/compacted sands and silty sands

(c) Areas with a high groundwater level.

As discussed in Section 3.0 of this report, the geological map for the area indicates that the site is underlain by "alluvial gravel, sand and silt of historic river flood channels" of the Springston Formation of Holocene age.

As discussed in Section 5.0 of this report, the results of the field investigations indicate that the site is generally underlain by a surficial layer of topsoil, which is in turn underlain by medium dense to dense sands, which are in turn underlain by dense to very dense sandy gravels.

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As discussed in Section 5.5 of this report, groundwater is expected to be at depths exceeding approximately 5.0 m below the existing ground surface.

Based on the foregoing, given the nature and consistency of the sediments inferred to underlie the subject site, i.e. unsaturated medium dense to dense sands and dense to very dense sandy gravels, it is our opinion that the surficial soils underlying the site are unlikely to be susceptible to liquefaction in response to a future large earthquake event and that the risk of any significant liquefaction induced ground deformation occurring within the surficial soils at the site in response to a large earthquake event is considered to be low.

It should be noted that Tonkin & Taylor Limited have also undertaken a liquefaction potential assessment for the subject site for their report, dated March 2015, and their report states:

> *"In terms of the current Ministry of Business, Innovation & Employment (MBIE) technical categorisation, past and future performance of the site is assessed to be equivalent to Technical Category 1."*

8.0 FOUNDATION TECHNICAL CATEGORY FOR THE SITE

As discussed in Section 4.2 of this report, no obvious signs of ground deformation, that could be attributed to liquefaction induced lateral ground spread, were observed at the subject site.

Based on the results of our site specific investigation and appraisal works, we concur with the liquefaction potential classification provided by Tonkin & Taylor Limited for the subject site. It is therefore our opinion that the subject site, for foundation design purposes, should be assumed to be within Foundation Technical Category 1 (TC1), as defined by the December 2012 guidance document, and that future damage from liquefaction is unlikely, and ground settlements from liquefaction effects are expected to be within normally accepted tolerances.

It should be noted, however, that a site specific liquefaction potential assessment, involving CPT probes and theoretical liquefaction potential analyses, has not been undertaken by Fraser Thomas for the subject site. Our opinion as to the likely foundation technical category for the subject site is based on the results of our site specific shallow geotechnical investigation works, our understanding of the performance of the land in response to the 2010/2011 Canterbury sequence of damaging earthquake events, and the classification provided by Tonkin & Taylor Limited for the underlying subdivision.

9.0 SUITABLE SHALLOW FOUNDATIONS FOR TC1 SITES, AS SUGGESTED BY THE MBIE GUIDANCE DOCUMENT

The December 2012 document states the following with regard to new foundation construction within the TC1 zone:

> *"In TC1, foundation Types A* [suspended timber floor supported on piles] *and B* [suspended timber floor supported on piles with a perimeter foundation wall] *can be built as per NZS 3604. Type C foundations* [concrete slab on ground flooring system] *will require reinforced concrete slabs as provided in NZS 3604 Timber Framed Buildings, as modified by B1/AS1, which requires ductile reinforcing in slabs."*

10.0 FOUNDATION AND SETTLEMENT CONSIDERATIONS

10.1 GENERAL

It is our opinion that the localised hardfill and natural alluvial sediments underlying the site will exhibit only a low compressibility under the relatively light static foundation loads associated with buildings constructed in accordance with the requirements of NZS 3604: 2011, New Zealand Standard, Timber Framed Buildings.

It is, therefore, our opinion that settlement should not present a problem for the proposed building development, providing the inspection and design of foundations are carried out in accordance with the relevant New Zealand Standard Codes of Practice, and in accordance with the recommendations presented in this report.

As discussed in Section 8.0 of this report, it is our opinion that the subject site, for foundation design purposes, should be assumed to be within Foundation Technical Category 1 (TC1), as defined by the December 2012 guidance document, and that the subject site is unlikely to be subject to any significant ground deformation as a result of liquefaction of the underlying soils, in response to a future large earthquake event.

Based on the results of the investigations and appraisal reported herein, it is our opinion that a concrete slab-on-ground type foundation system, designed and constructed in accordance with NZS 3604: 2011 (as modified by B1/AS1), should be suitable for the site.

10.2 TOPSOIL

As discussed in Section 5.2 of this report, a surficial layer of topsoil overlies the subject site. This surficial material is inferred to range between approximately 0.3 m and 0.4 m in thickness.

There is, in our opinion, a risk that foundations founded on or within the surficial topsoil material may be subject to differential settlement which may adversely affect the proposed building development. It is therefore recommended that any foundation excavations be founded beneath any surficial topsoil into competent natural ground.

It is also recommended that any surficial topsoil and/or unsuitable material be appropriately stripped from beneath the footprint of any concrete slab-on-ground flooring system.

Fraser Thomas Ltd should be engaged to inspect any foundation excavations and subgrade stripping, prior to the placement of any foundation materials, in order to confirm that the excavations and building subgrade are founded in competent alluvial sediments.

11.0 ALLOWABLE FOUNDATION BEARING PRESSURES

11.1 GENERAL

In this section of the report, ultimate bearing capacity values and strength reduction factors are provided in order to allow calculation of design (dependable) foundation bearing capacities, in accordance with the limit state design methods outlined in AS/NZS 1170: 2002, Structural Design Actions, by applying the appropriate strength reduction factors, as provided in this report, and the factored load combinations required by AS/NZS 1170. Allowable foundation bearing

pressures are also provided, based on conventional factors of safety, for cases where unfactored load combinations are being considered.

11.2 RECOMMENDED SHALLOW FOUNDATIONS

A minimum ultimate static bearing capacity value for vertical loading of 300 kPa is recommended for shallow pad or strip footings founded on the underlying localised hardfill and natural ground (at a minimum depth of approximately 0.3 m below the external ground surface). It is recommended that a strength reduction factor (Φ_{bc}) of 0.5 be adopted for limit state design in accordance with the requirements of AS/NZS 1170, resulting in a design (dependable) bearing capacity value of 150 kPa.

If unfactored load combinations are to be considered, the allowable foundation bearing pressures presented in Table 1 are recommended for shallow pad or strip footings founded on the underlying localised hardfill and alluvial sediments.

TABLE 1: ALLOWABLE FOUNDATION BEARING PRESSURES FOR SHALLOW PAD OR STRIP FOOTINGS ON THE UNDERLYING LOCALISED HARDFILL OR ALLUVIAL SEDIMENTS

Load Case	Factor of Safety	Allowable Bearing Pressure (kPa)
Dead Load and Permanent Live Load	3.0	100
Dead plus Live plus Transient Load	2.0	150

12.0 EXISTING SERVICE LINES

It is recommended that the location and depth of any buried services should be verified at the site prior to the commencement of foundation construction.

It is expected that any service line trenches would have been backfilled by conventionally acceptable means, which did not involve specific compaction. It would therefore be expected that some consolidation settlement of the service trench backfill could occur, which could result in lateral and vertical deformation of the undisturbed ground on each side of the trench backfill. The deformation is caused by the soil wedge behind the side wall of the trench moving downwards and inwards with time, towards the trench backfill as the backfill consolidates. The geometry of the soil wedge defines the theoretical zone of influence of the service trench backfill.

Due to the risk of consolidation settlement of the trench backfill occurring, it is recommended, if any foundations of the proposed new dwelling are located within the zone of influence of any existing service line that, either the trench backfill be excavated and replaced with compacted

hardfill or the foundations and floor of the proposed new dwelling be designed to span across the trench backfill and the adjacent zone of influence.

The zone of influence is defined by a theoretical line projecting upwards in both directions from the centreline of the pipeline at the invert level of the pipeline at an angle of 45° to the vertical. The zone of influence is defined by the zone between the intersection point of the theoretical line and the ground surface on each side of the pipeline.

13.0 DEVELOPMENTAL EARTHWORKS

It is recommended that, unless the stability of any developmental earthworks (i.e. constructed for an access driveway, building platform or landscaping) is considered in detail by a chartered professional engineer experienced in geotechnical engineering, and particularly slope stability considerations, permanent fill end slopes should be constructed to a maximum batter slope of 26^{o} (1V:2H) and permanent cut slopes to a maximum slope angle of 26^{o} (1V:2H) with maximum batter heights of approximately one metre.

Any proposed higher permanent batter slopes should be subject to specific stability appreciation so as to determine stable limiting batter slopes.

It is recommended that any temporary excavated slopes be constructed to a maximum batter slope of 45^{o} (1V:1H), with a maximum batter height of approximately one meter. It is recommended that any temporary excavation slopes not be left unsupported for a period exceeding one month. It is also recommended that stormwater run-off be diverted away from the crest of any proposed temporary excavation slopes.

14.0 SUMMARY

Our conclusions and recommendations, based on the information available to us, the field data obtained from the site and on our professional judgment and opinions are as follows:

(a) In general terms and within the limits of the geotechnical investigation as outlined and reported herein, the site is, in general, considered suitable for the proposed new dwelling to be constructed at the subject site, at the location shown on the appended drawing 66292/1, constructed in accordance with the requirements of the relevant New Zealand Standard Codes of Practice, and in accordance with the recommendations presented herein.

In arriving at this conclusion and expressing this opinion, reliance has been based on subsoil information which has only been obtained at the locations and within the depths of the test positions reported herein. It has been assumed that the subsoil conditions encountered at the locations of the test positions are representative of those underlying the site. No guarantee can be given as to the validity of this inference or of the nature and continuity of the subsoils underlying the site.

(b) The results of the hand augered borehole and DCP investigations presented in Appendix A of this report indicate that the site is, in general, underlain by a surficial layer of topsoil, which is in turn underlain by alluvial sediments inferred to be of the Springston Formation of Holocene age. A surficial layer of localised hardfill material,

inferred to be associated with the subdivisional bulk earthworks, was also encountered at the location of Borehole H3.

(c) It is our opinion that the localised hardfill and natural alluvial sediments underlying the site will exhibit only a low compressibility under the relatively light static foundation loads associated with buildings constructed in accordance with the requirements of NZS 3604: 2011, New Zealand Standard, Timber Framed Buildings.

(d) Based on the results of the investigations and appraisal reported herein, it is our opinion that a concrete slab-on-ground type foundation system, designed and constructed in accordance with NZS 3604: 2011 (as modified by B1/AS1), should be suitable for the site.

(e) There is, in our opinion, a risk that foundations founded on or within the surficial topsoil material may be subject to differential settlement which may adversely affect the proposed building development. It is therefore recommended that any foundation excavations be founded beneath any surficial topsoil into competent natural ground.

(f) It is recommended that any surficial topsoil and/or unsuitable material be appropriately stripped from beneath the footprint of any concrete slab-on-ground flooring system.

(g) Fraser Thomas Ltd should be engaged to inspect any foundation excavations and subgrade stripping, prior to the placement of any foundation materials, in order to confirm that the excavations and building subgrade are founded in competent alluvial sediments.

The professional opinion expressed herein has been prepared solely for, and is furnished to Christchurch City Council and our client, Worcester Developments Limited, for their purposes only with respect to the particular brief given to us, on the express condition that it will not be relied upon by any other person or for any other purposes without our prior written agreement.

No liability is accepted by this firm or by any principal, or director, or any servant or agent of this firm, in respect of its use by any other person, and any other person who relies upon any matter contained in this report does so entirely at its own risk.

Notwithstanding the foregoing, if the circumstances at the subject site change with respect to topography or the proposed development concept, or if a period of more than three years has elapsed since the date of this report, this report should not be used without our prior review and written agreement.

Notwithstanding the foregoing conclusions and recommendations, any proposed building development should be designed to satisfy the relevant requirements of the Building Code, so as to ensure compliance with the Building Act.

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These conclusions and recommendations should be read in conjunction with the remainder of this Foundation Investigation Report and should not be referred to out of context with the remainder of this report.

Yours faithfully
FRASER THOMAS LTD.

M V REED
Director
Chartered Professional Engineer
J:\66 series\66292_11 Zinnia Way (Lot 104)\WDL11 Zinnia Way (Lot 104) LetREP 180928 SG.docx

Appendix A

Field Investigation Results

Hand Augered Boreholes

BOREHOLE AND TEST PIT LOGS SYMBOLS AND TERMS

(Based on New Zealand Geotechnical Society "Field Description of Soil and Rock, Guideline for the Field Classification and Description of Soil and Rock for Engineering Purposes" December 2005)

SYMBOLS AND ABBREVIATIONS

RL	Reduced level
EOB	End of borehole
X	Shear vane test result
UTP	Unable to penetrate
⊗	Pocket penetrometer test result
SPT	Standard Penetration Test
N	SPT blows per 300mm penetration
35/90	35 blows per 90mm penetration after seating for SPT
(s)	Inclusive of seating blow count for SPT
▼	Recorded water level
GWL	Groundwater level

W_f	Field water content
W_P	Plastic limit (%)
W_L	Liquid limit (%)
RQD	Rock quality designation
SG	Specific gravity
% F	Percentage fines (<75 micron)
PSD	Particle size distribution
CONS	Consolidation test
COMP	Compaction test
UCS	Unconfined compressive strength
k	Permeability coefficient (m/s)
LS	Linear shrinkage (%)
OC	Organic content (%)

SAMPLE TYPES

- Bulk disturbed (arrows denote depth interval)
- Small disturbed
- "Undisturbed" tube
- Block
- Standard Penetration Test

SOIL

Symbol	Description
	Clay
	Silt
	Sand
	Gravel
	Boulders and Cobbles
	Organic Material
	Fill

STRENGTH

(a) Cohesive Description	Undrained Shear Strength (kPa)
Very soft	less than 10
Soft	10 to 25
Firm	25 to 50
Stiff	50 to 100
Very stiff	100 to 200
Hard	>200

(b) Non-cohesive Description	SPT "N" Value
Very loose	0 to 4
Loose	4 to 10
Medium dense	10 to 30
Dense	30 to 50
Very dense	>50

ROCK

Symbol	Description
	Limestone
	Mudstone
	Sandstone
	Conglomerate
	Breccia
	Volcanic Rock
	Fossiliferous

STRENGTH

Description	Unconfined Compressive Strength (MPa)
Extremely weak	<1
Very weak	1 to 5
Weak	5 to 20
Moderately strong	20 to 50
Strong	50 to 100
Very strong	100 to 250
Extremely strong	>250

WEATHERING

UW	unweathered
SW	slightly weathered
MW	moderately weathered
HW	highly weathered
CW	completely weathered

SPACING OF DISCONTINUITIES

Description	Spacing (mm)
Very widely spaced	>2000
Widely spaced	600 to 2000
Moderately widely spaced	200 to 600
Closely spaced	60 to 200
Very closely spaced	20 to 60
Extremely closely spaced	<20

Notes
1. Composite soil types are signified by combined symbols

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HAND AUGER LOG

SHEET 1 OF 1

BOREHOLE NO. H1

PROJECT. WORCESTER DEVELOPMENTS LTD
11 ZINNIA WAY (LOT 104)
HORNBY

PROJECT NO. 66292

CO-ORDINATES E N

GROUND LEVEL DATUM

Date Drilled 27/09/18 Logged by S.Gladwin Checked

DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC LOG	SAMPLE TYPE	UNDRAINED STRENGTH SHEAR (kPa) Vane readings corrected as per BS 1377 X Shear Vane ◯ Residual Shear Vane	WATER CONTENT (%) W_p W_f W_l	WATER CONTENT (%)	TESTING AND COMMENTS
0.0	SAND (fine to medium), silty, dark brown, moist, rootlets [TOPSOIL]						
0.5	SAND (fine to medium), silty, brown, medium dense to dense, moist [SPRINGSTON FORMATION]						
1.0	SILT, sandy (fine to medium), brown, very stiff, moist, low plasticity						
1.1	EOB @ 1.1 m - TOO DIFFICULT TO AUGER - INFERRED GRAVEL						

UNDRAINED STRENGTH SHEAR (kPa) scale: 50, 100, 150, 200

WATER CONTENT (%) scale: 20, 40, 60, 80

REMARKS: Groundwater not encountered on 27/09/18.

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HAND AUGER LOG

SHEET 1 OF 1

BOREHOLE NO. H2

PROJECT. WORCESTER DEVELOPMENTS LTD
11 ZINNIA WAY (LOT 104)
HORNBY

PROJECT NO. 66292

CO-ORDINATES E N

GROUND LEVEL DATUM

Date Drilled 27/09/18 Logged by S.Gladwin Checked

DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC LOG	SAMPLE TYPE	UNDRAINED SHEAR STRENGTH (kPa)	WATER CONTENT (%)	WATER CONTENT (%)	TESTING AND COMMENTS
0.0	SAND (fine to medium), silty, gravelly (coarse), dark brown, moist, rootlets [TOPSOIL]						
0.5	SAND (fine to medium), silty, medium dense to dense, brown, moist [SPRINGSTON FORMATION]						
1.0	SILT, sandy (fine to medium), brown, very stiff, moist, low plasticity						
1.5							
2.0	SAND (fine to medium), silty, medium dense, brown, moist						
2.5	EOB @ 2.1 m - TOO DIFFICULT TO AUGER - INFERRED GRAVEL						
3.0							
3.5							
4.0							
4.5							
5.0							
5.5							
6.0							
6.5							
7.0							

Vane readings corrected as per BS 1377
X Shear Vane
◯ Residual Shear Vane

UNDRAINED SHEAR STRENGTH (kPa): 50, 100, 150, 200; x; x; >200

WATER CONTENT (%): W_p W_f W_l; 20, 40, 60, 80; X — ● — I

REMARKS: Groundwater not encountered on 27/09/18.

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HAND AUGER LOG

SHEET 1 OF 1

BOREHOLE NO. H3

PROJECT. WORCESTER DEVELOPMENTS LTD
11 ZINNIA WAY (LOT 104)
HORNBY

PROJECT NO. 66292

CO-ORDINATES E N

GROUND LEVEL DATUM

Date Drilled 27/09/18 Logged by S.Gladwin Checked

DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC LOG	SAMPLE TYPE	UNDRAINED SHEAR STRENGTH (kPa) Vane readings corrected as per BS 1377 X Shear Vane ◯ Residual Shear Vane	WATER CONTENT (%) W_p W_f W_l	WATER CONTENT (%)	TESTING AND COMMENTS
0.0	SAND (fine to medium), silty, gravelly (coarse), dark brown, moist, rootlets [TOPSOIL]						
0.5	EOB @ 0.4 m - TOO DIFFICULT TO AUGER - INFERRED GRAVEL						
1.0							
1.5							
2.0							
2.5							
3.0							
3.5							
4.0							
4.5							
5.0							
5.5							
6.0							
6.5							
7.0							

UNDRAINED STRENGTH: 50 100 150 200

WATER CONTENT (%): 20 40 60 80

REMARKS: Groundwater not encountered on 27/09/18.

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HAND AUGER LOG

SHEET 1 OF 1

BOREHOLE NO. H4

PROJECT. WORCESTER DEVELOPMENTS LTD
11 ZINNIA WAY (LOT 104)
HORNBY

PROJECT NO. 66292

CO-ORDINATES E N

GROUND LEVEL DATUM

Date Drilled 27/09/18 Logged by S.Gladwin Checked

DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC LOG	SAMPLE TYPE	UNDRAINED SHEAR STRENGTH (kPa) Vane readings corrected as per BS 1377 X Shear Vane ◯ Residual Shear Vane	WATER CONTENT (%) W_p W_f W_l	WATER CONTENT (%)	TESTING AND COMMENTS
0.0	SAND (fine to medium), silty, dark brown, moist, rootlets [TOPSOIL]						
0.5	SILT, sandy (fine to medium), brown, very stiff, moist, low plasticity			x x			
1.0	EOB @ 1.0 m - TOO DIFFICULT TO AUGER - INFERRED GRAVEL						
1.5							
2.0							
2.5							
3.0							
3.5							
4.0							
4.5							
5.0							
5.5							
6.0							
6.5							
7.0							

UNDRAINED SHEAR STRENGTH (kPa): 50, 100, 150, 200

WATER CONTENT (%): 20, 40, 60, 80

REMARKS: Groundwater not encountered on 27/09/18.

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DYNAMIC CONE PENETROMETER TEST

TEST METHOD : NZS 4402 : 1988, TEST 6.5.2.

Sheet 1 Of 1

Date tested: 27/09/2018

PROJECT NAME: **WORCESTER DEVELOPMENTS LTD**
11 ZINNIA WAY (LOT 104)
HORNBY

PROJECT No.: **66292**

Tested by: S.Gladwin

Checked by:

TABLE OF BLOWS PER PENETRATION INCREMENT

Test No.	H2	H2	H3	H4						
Start Depth (mbgl)	0.0	2.1	0.4	1.0						
50mm	1	10	8	8						
100	2	R	8	6						
150	2		9	8						
200	1		10	4						
250	1		5	4						
300	2		5	9						
350	2		6	R						
400	6		5							
450	5		4							
500	5		3							
550	3		2							
600	3		2							
650	3		1							
700	2		1							
750	2		1							
800	2		2							
850	1		1							
900	2		1							
950	2		5							
1000	2		5							
1050	1		11							
1100	2		15							
1150	3		R							
1200	2									
1250	3									
1300	2									
1350	4									
1400	5									
1450	4									
1500	4									
1550	3									
1600	3									
1650	3									
1700	3									
1750	3									
1800	2									
1850	3									
1900	2									
1950										
2000										

Remarks: mbgl Metres below ground level
R Refusal
UOW Under own weight

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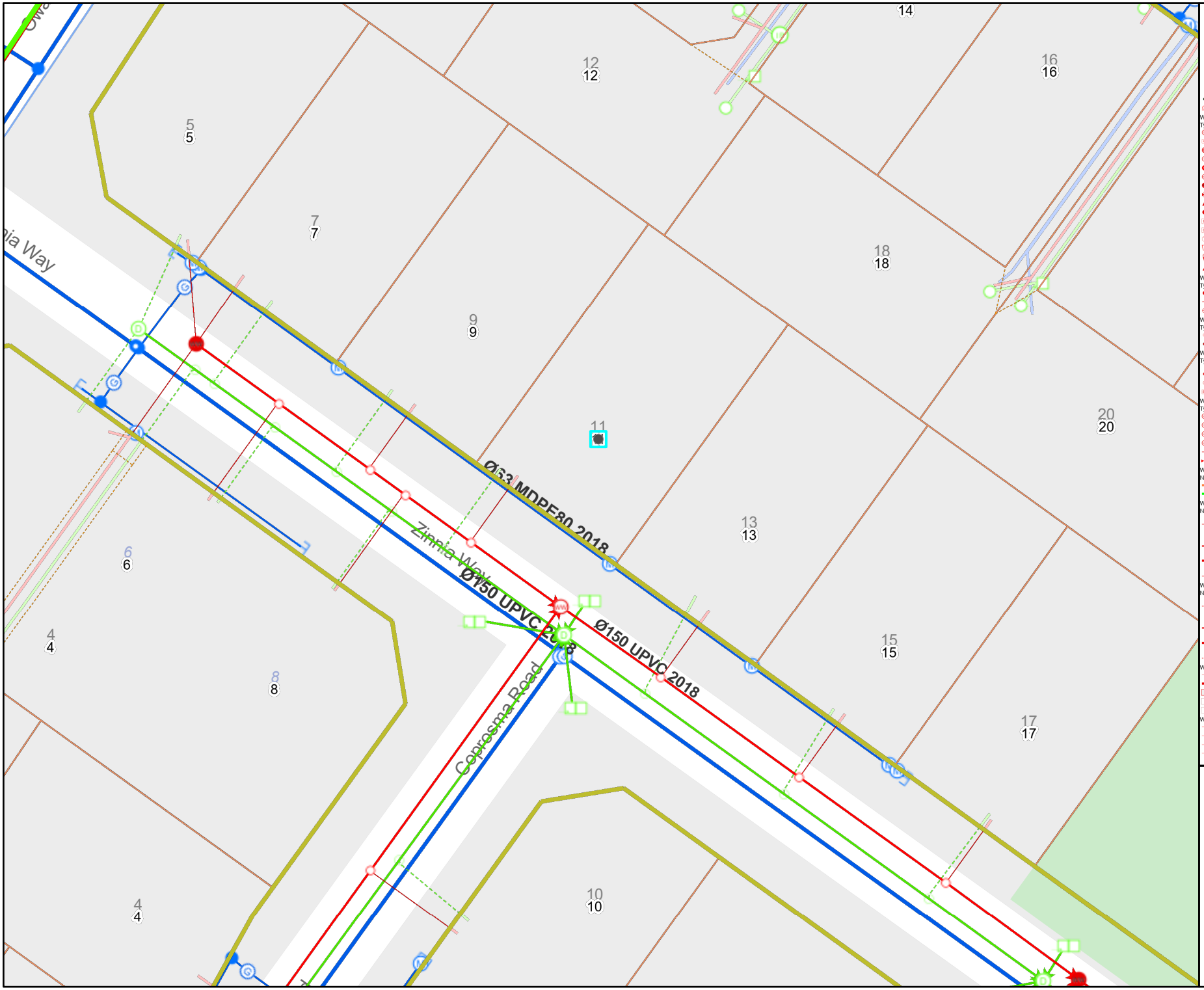
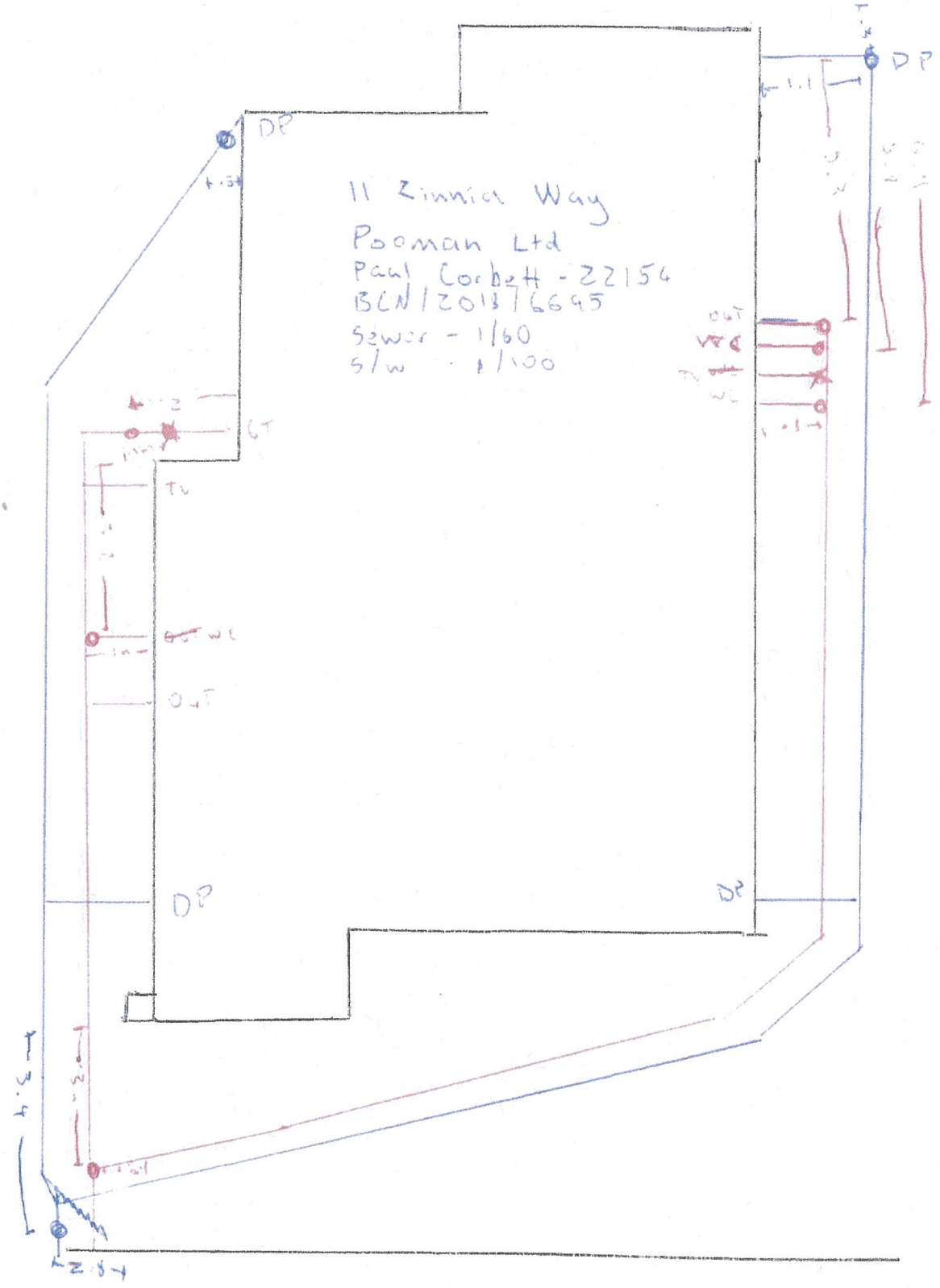

Property of interest address
Ø63 MDPE80 2018
Ø150 UPVC 2018
Ø150 UPVC 2018
Zinnia Walk
Coprosma Road
WwPrivateDrainField
WwPump
WwAccess
Type
Flush Manhole
Flushing Point
Trap
Inspection Point
Sealed Manhole
Standard Manhole
Vented Manhole
WwValve
WwVent
WwAirGapSeparator
WwLocalPressureBou
WwLocalPressureCon
WwLocalPressureTan
WwOutfall
WwRepair
WwPipeRestraint
WwFitting
Type
Change
End Cap
Junction
WwEye
Type
Eye
Eye (Vertical)
WwLateralFitting
Type
Raised Inspection Point
Lateral Fitting
WwVacuumBreather
WwVacuumChamber
Type
Collector
Interceptor Tank
Valve
Riser
WwVacuumBreatherP
WwPipeFlowDirection
WwPipeBlockageCount
NumberOfBlockages
2 or less Blockages
3 or more Blockages
WwPipe
NominalDiameter
Diameter is 200mm or smaller
Diameter is greater than 200mm, up to 450mm
Diameter is greater than 450mm
Other (non-circular pipes)
WwPipe (non-gravity)
NominalDiameter
Diameter is 200mm or smaller
Diameter is greater than 200mm, up to 450mm
Diameter is greater than 450mm
Other (non-circular pipes)
WwLateral
WwLateral
WwPipeProtection
WwFlushTank
WwStructure
WwStation
WwPipe (non CCC)
In Service
Abandoned
Removed
Out of Service
WwLateral (non CCC)
In Service
Abandoned
Removed
Out of Service
Proposed
SwPrivateDrainFieldN
SwPump
SwAccess
SwValve
Type
Check
Duck Bill
Flap
Gate
Inline Check
Sluice
Valve
SwHeadwall
Type
Inlet
Outlet
SwFlowRestriction
SwGrill
Type
Inlet
Outlet
SwInlet
Type
Single Sump
Dome Sump
Double Sump
Triple Sump
Inlet
Pipe End
Gross Debris Trap
Silt Trap
SwOutlet
SwRepair
SwPipeRestraint
SwFitting
Type
Change
Bend
Junction
End Cap
SwEye
SwPipeFlowDirection
SwLateralFitting
Type
Single Sump
Double Sump
Inspection Point
Manhole
Lateral Fitting
Soak Pit
SwPipe
NominalDiameter
Diameter is 450mm or smaller
Diameter is greater than 450mm, up to 700mm
Diameter is greater than 750mm
Other (non-circular pipes)
SwLateral
SwLateral
SwPipeProtection
SwFacilityDischargeP
SwFacility
SwStructure
SwStation
SwRainGarden
SwPipe (non CCC)
In Service
Abandoned
Removed
Out of Service
Proposed
SwLateral (non CCC)
In Service
Abandoned
Removed
Out of Service
WsPump
WsValve
Type
Air Release
Backflow Prevention
Butterfly
Gate
Non Return
Pressure Activated
Sluice
Valve
WsHydrant
WsInlet
WsConnection
Type
Fire
Restrictor
Toby
Meter
WsOutlet
WsPipeRestraint
WsFieldNote
WsFitting
Type
Bellows
End Cap
Connector
WsPipeProtection
WsPipe
NominalDiameter
Diameter is 110mm or smaller
Diameter is greater than 110mm, up to 225mm
Diameter is greater than 225mm
Other (non-circular pipes)
WsPipe (non Potable)
NominalDiameter
Diameter is 110mm or smaller
Diameter is greater than 110mm, up to 225mm
Diameter is greater than 225mm
Other (non-circular pipes)
WsLateral
WsStructure
WsReservoir
WsStation
WsPipe (non CCC)
In Service
Abandoned
Removed
Out of Service
Unknown
WsLateral (non CCC)
In Service
Abandoned
Removed
Out of Service
Proposed
BGConnector
BGEndCap
BGValve
BGPipe
RatingUnit
Christchurch City Council
ph: 03 941 8999
web: ccc.govt.nz
Accuracy not guaranteed. Onsite verification required.
Display of data scale dependant.
Client selected legend.
Copyright © 2024 Reproduction prohibited.
N
Date: 31/10/2024 1:47 PM
Scale: 1: 500 on A4
0 2.5 5 10 15 20
Metres


11 Zinnia Way
Pooman Ltd
Paul Corbett - 22154
BCN/2018/6695
Sewer - 1/60
S/W - 1/100
DP
DP
DP
DP
GT
WC
OUT

LOT 104 DP 521142
SITE AREA: 525m²
SITE COVERAGE: 173.5m² 33%

DRAINAGE LEGEND
GT: GULLY TRAP
OGT: OVERFLOW GT
DP: 80ø DOWNPIPE
TV: 80ø TERMINAL VENT
AAV: AIR ADMITTANCE VALVE
—— · —— · —— SEWER LINE
—— – – —— STORMWATER

INSPECTION POINT TO EVERY BEND AND JUNCTION FOR STORMWATER AND SEWAGE

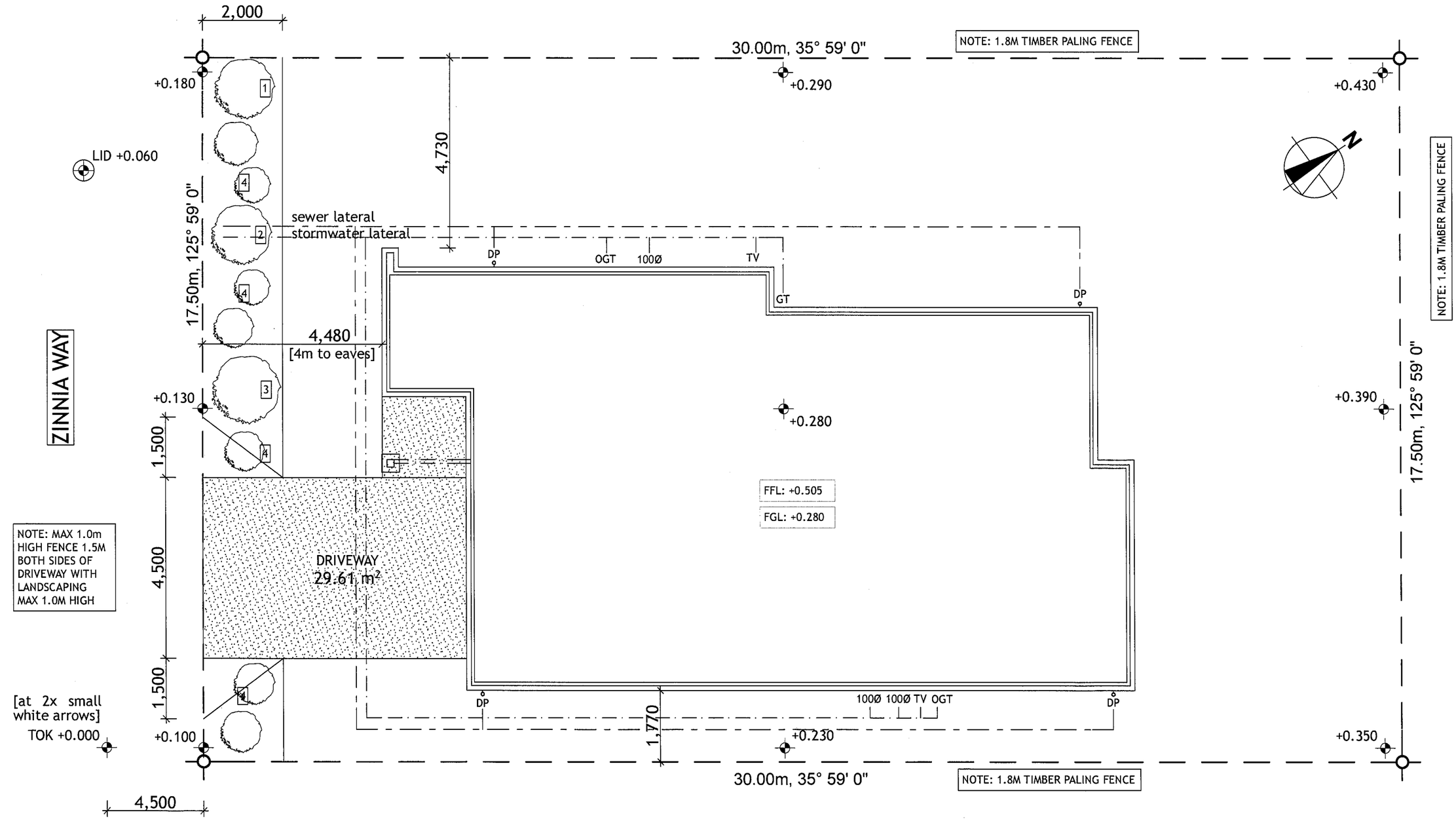
100Ø PIPE GRADIENT 1:120

PLUMBING AND DRAINAGE TO NZBC G12 & G13

NOTE: ALL HARDSTANDING AREAS EXPOSED AGGREGATE CONCRETE OR SIMILAR TO ACHEIVE NZBCD1 REQUIREMENTS 190mm MAX STEP TO ALL ACCESS POINTS TO RESIDENCE.

NOTE: 1.8M HIGH TEMP' MESH FENCE & GATES TO THE LANE AND STREET BOUNDARIES OF PROPERTY FOR DURATION OF THE PROJECT

PLANTING LEGEND
1. Pittosporium Eugeniodes
2. Leptospermum Scoparium
3. Pittosporium Tennifolium
4. Mixture of Hebe Albicans, Phormium Tenax, Hebe Hulkeana, Coprosma Prostrata, Hebe Speciosa & Thymnus Doerfleri



SITE LAYOUT

DRAWN	Hannah Redman
CHECKED	Andrew Toulson
DATE	02-Nov-18
JOB NO.	40/2018
SHEET No.	2
SCALE	1:100

Proposed residence
11 Zinnia Way, Awatea Park, Christchurch

TITLE	SITE LAYOUT AND DRAINAGE
AMENDMENTS	

ICONIC ARCHITECTURE

ELECTRICAL CERTIFICATE OF COMPLIANCE

Customer Name: Worcester Developments Ltd

Reference / Job No: 719012

Location of Installation: Lot 104, 11 Zinnia Way, Awatea Park

Description of work:

Wire and Install main switchboard, main earth, and mains cable.
Wire and fit off the house according to the agreed plan.

This work has been carried out in accordance with a Certificate Design:

☐ Yes ☐ No ☐ Certificated Design Attached

Name of Issuer of Certified Design:

Supplier Declarations of Conformity Attached: ☑ Yes (please see attached) ☐ No

http://www.telfer.co.nz/ https://www.corys.co.nz/ http://www.jarussell.co.nz/

Manufactures Instructions Used or Relied on in this work: ☐ Yes (please see attached) ☐ No

This work is

○ General

◉ High Risk (Record of Inspection required)

This work has been done in accordance with

◉ Part 2 of AS/NZS 3000

Supply system this work is suitable for

◉ 230/400v MEN system

○ Other (Please specify)

ALL parts of the installation are safe to connect to a power supply. ☑ Yes

If not, please detail which parts are safe to connect.

Click here to enter text.

I confirm that I am satisfied that the work detailed in this Certificate of Compliance has been done lawfully and safely, and that the information contained in this certificate is correct and accurate.

This certificate is issued by: ***Ran Jeff ZHAO*** Registration No: *I 267132*

Signature: Date:4/04/2019

This work is backed by the **MASTER***Electricians* $10,000 Workmanship Guarantee, details can be found at www. ecanz.org.nz

NO BULL
GASFITTING CERTIFICATE OF COMPLIANCE

Client - Worcester Developments Ltd

Address of work - 11 Zinnia Way **City -** Christchurch
Suburb - Awatea Park **Cert Ref -** MCOC0109

Description of gasfitting work - Install new bottlestation and 8kg autochangeover regulator on 2x 45kg exchange bottles. Install new pipework from bottlestation. Pipe run internally inRifeng Install 1 x new external continuous flow water heater install 1 x new gas hob. Carry out soundness testing to AS/NZS5601.1 App. E, set regulator operating pressure and commission appliances into service.

Supply Pressure - 2.75 kPa **Risk Class -** General **Gas Type -** LPG

- **The work has been done in accordance with means of compliance -** AS/NZS 5601.1 sections 3 to 6
- **Were any other standards required for compliance?** No
- **Does installation rely on manufacturers instructions for compliance?** No
- **Does the installation rely on a certified design for compliance?** No

Is it safe to connect part or all of the installation? - All

Date(s) on which the work was done -
Pipework Test - Paul McGillivray 22888 06/17/2019 **Installation Test -** Paul McGillivray 22888 06/17/2019
Commissioned - Paul McGillivray 22888 06/17/2019

Name and registration number of anyone who carried out work under supervision -
Daniel Thomson 19261

CoC Confirmation - *My Signature below confirms that I am satisfied that the work described in this certificate of compliance has been done lawfully and safely, and that the information on this certificate is correct.*

Certifier name - Paul McGillivray **Board Registration -** 22888

Certifier Signature

Signed Date - 06/17/2019

NO BULL
GAS SAFETY CERTIFICATE

GSC Confirmation - *My Signature below confirms that the work described in this Gas Safety Certificate, and the installation or part installation, is connected to a gas supply and is safe to use.*

Person authorised to certify the connection - Paul McGillivray **Board Registration -** 22888

Authorised Person Signature

Signed Date - 06/17/2019

This certificate confirms that the gasfitting work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

11 Zinnia Way
Land Use Consents


11 Zinnia Way
Subdivision Consents

Land Use Resource Consents within 100 metres of 11 Zinnia Way

Note:This list does not include subdivision Consents and Certificates of Compliance issued under the Resource Management Act.

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10 Agathis Crescent

RMA/2021/3534

38 lot subdivision - The Trail Stage 4 - Reapplied under 2021-22 DC Policy

s223 Certificate issued

Applied 19/10/2021

s223 Certificate issued stage 1 02/11/2021

s223 Certificate issued stage 2 21/01/2022

s223 Certificate issued stage 3 21/01/2022

s224 Certificate issued stage 1 02/11/2021

s224 Certificate issued stage 2 21/01/2022

s224 Certificate issued stage 3 21/01/2022

Decision issued 28/10/2021

Granted 28/10/2021

10 Coprosma Road

RMA/2019/536

To Construct a Dwelling with Attached garage

Processing complete

Applied 14/03/2019

Decision issued 26/03/2019

Granted 26/03/2019

12 Agathis Crescent

RMA/2021/3534

38 lot subdivision - The Trail Stage 4 - Reapplied under 2021-22 DC Policy

s223 Certificate issued

Applied 19/10/2021

s223 Certificate issued stage 1 02/11/2021

s223 Certificate issued stage 2 21/01/2022

s223 Certificate issued stage 3 21/01/2022

s224 Certificate issued stage 1 02/11/2021

s224 Certificate issued stage 2 21/01/2022

s224 Certificate issued stage 3 21/01/2022
Decision issued 28/10/2021
Granted 28/10/2021

12 Coprosma Road

RMA/2021/3180
To establish one residential dwelling and associated earthworks
Processing complete
Applied 23/09/2021
Decision issued 21/10/2021
Granted 20/10/2021

13 Zinnia Way

RMA/2021/846
Proposed new dwelling with attached garage
Processing complete
Applied 01/04/2021
Decision issued 16/04/2021
Granted 16/04/2021

14 Agathis Crescent

RMA/2021/3534
38 lot subdivision - The Trail Stage 4 - Reapplied under 2021-22 DC Policy
s223 Certificate issued
Applied 19/10/2021
s223 Certificate issued stage 2 21/01/2022
s223 Certificate issued stage 3 21/01/2022
s224 Certificate issued stage 1 02/11/2021
s224 Certificate issued stage 2 21/01/2022
s224 Certificate issued stage 3 21/01/2022
Decision issued 28/10/2021
Granted 28/10/2021
s223 Certificate issued stage 1 02/11/2021

2 Tea Tree Lane

RMA/2020/2536
Remove Consent notice under section 221
Consent issued
Applied 04/11/2020
Decision issued 18/12/2020
Granted 18/12/2020

RMA/2021/3015
Subdivision - Fee simple - 12 lots
Processing complete
Applied 10/09/2021
s223 Certificate issued 28/07/2022
s224 Certificate issued 12/08/2022
Decision issued 22/12/2021
Granted 22/12/2021

RMA/2021/3072
To establish and operate the Christchurch Korean Gospel Church
Processing complete
Applied 15/09/2021
Decision issued 09/11/2021
Granted 09/11/2021

RMA/2024/1936
Subdivision with Land Use - Fee Simple - Three Lots
Processing complete
Applied 08/07/2024
Decision issued 25/09/2024
Granted 24/09/2024

21 Zinnia Way

RMA/2019/266
To Construct a Dwelling with Attached Garage
Processing complete
Applied 12/02/2019
Decision issued 06/03/2019
Granted 06/03/2019

23 Owaka Road

RMA/2021/3534

38 lot subdivision - The Trail Stage 4 - Reapplied under 2021-22 DC Policy

s223 Certificate issued

Applied 19/10/2021

s223 Certificate issued stage 2 21/01/2022

s223 Certificate issued stage 3 21/01/2022

s224 Certificate issued stage 1 02/11/2021

s224 Certificate issued stage 2 21/01/2022

s224 Certificate issued stage 3 21/01/2022

Decision issued 28/10/2021

Granted 28/10/2021

s223 Certificate issued stage 1 02/11/2021

25 Owaka Road

RMA/2021/3534

38 lot subdivision - The Trail Stage 4 - Reapplied under 2021-22 DC Policy

s223 Certificate issued

Applied 19/10/2021

s223 Certificate issued stage 1 02/11/2021

s223 Certificate issued stage 2 21/01/2022

s223 Certificate issued stage 3 21/01/2022

s224 Certificate issued stage 1 02/11/2021

s224 Certificate issued stage 2 21/01/2022

s224 Certificate issued stage 3 21/01/2022

Decision issued 28/10/2021

Granted 28/10/2021

26 Agathis Crescent

RMA/2021/3534

38 lot subdivision - The Trail Stage 4 - Reapplied under 2021-22 DC Policy

s223 Certificate issued

Applied 19/10/2021

s223 Certificate issued stage 1 02/11/2021

s223 Certificate issued stage 2 21/01/2022

s223 Certificate issued stage 3 21/01/2022

s224 Certificate issued stage 1 02/11/2021

s224 Certificate issued stage 2 21/01/2022

s224 Certificate issued stage 3 21/01/2022

Decision issued 28/10/2021

Granted 28/10/2021

27 Owaka Road

RMA/2021/3534

38 lot subdivision - The Trail Stage 4 - Reapplied under 2021-22 DC Policy

s223 Certificate issued

Applied 19/10/2021

s223 Certificate issued stage 1 02/11/2021

s223 Certificate issued stage 2 21/01/2022

s223 Certificate issued stage 3 21/01/2022

s224 Certificate issued stage 1 02/11/2021

s224 Certificate issued stage 2 21/01/2022

s224 Certificate issued stage 3 21/01/2022

Decision issued 28/10/2021

Granted 28/10/2021

29 Owaka Road

RMA/2021/3534

38 lot subdivision - The Trail Stage 4 - Reapplied under 2021-22 DC Policy

s223 Certificate issued

Applied 19/10/2021

Granted 28/10/2021

s223 Certificate issued stage 1 02/11/2021

s223 Certificate issued stage 2 21/01/2022

s223 Certificate issued stage 3 21/01/2022

s224 Certificate issued stage 1 02/11/2021

s224 Certificate issued stage 2 21/01/2022

s224 Certificate issued stage 3 21/01/2022

Decision issued 28/10/2021

3 Agathis Crescent

RMA/2021/3534
38 lot subdivision - The Trail Stage 4 - Reapplied under 2021-22 DC Policy
s223 Certificate issued
Applied 19/10/2021
s223 Certificate issued stage 1 02/11/2021
s223 Certificate issued stage 2 21/01/2022
s223 Certificate issued stage 3 21/01/2022
s224 Certificate issued stage 1 02/11/2021
s224 Certificate issued stage 2 21/01/2022
s224 Certificate issued stage 3 21/01/2022
Decision issued 28/10/2021
Granted 28/10/2021

3 Tea Tree Lane

RMA/2020/2536
Remove Consent notice under section 221
Consent issued
Applied 04/11/2020
Decision issued 18/12/2020
Granted 18/12/2020

RMA/2021/2557
Construction of a bulk warehouse
Processing complete
Applied 06/08/2021
Conditions changed/cancelled - s127 20/12/2023
Decision issued 01/09/2021
Granted 01/09/2021

RMA/2021/3015
Subdivision - Fee simple - 12 lots
Processing complete
Applied 10/09/2021
s223 Certificate issued 28/07/2022
s224 Certificate issued 12/08/2022
Decision issued 22/12/2021
Granted 22/12/2021

4 Agathis Crescent

RMA/2021/3534

38 lot subdivision - The Trail Stage 4 - Reapplied under 2021-22 DC Policy

s223 Certificate issued

Applied 19/10/2021

s223 Certificate issued stage 1 02/11/2021

s223 Certificate issued stage 2 21/01/2022

s223 Certificate issued stage 3 21/01/2022

s224 Certificate issued stage 1 02/11/2021

s224 Certificate issued stage 2 21/01/2022

s224 Certificate issued stage 3 21/01/2022

Decision issued 28/10/2021

Granted 28/10/2021

4 Coprosma Road

RMA/2021/1441

Permitted boundary activity for Dwelling with attached garage

Processing complete

Applied 20/05/2021

Permitted activity notice issued 02/06/2021

4 Zinnia Way

RMA/2018/1304

Establishment of a childcare centre with associated parking.

Processing complete

Applied 31/05/2018

Decision issued 16/07/2018

Granted 13/07/2018

5 Agathis Crescent

RMA/2021/3534

38 lot subdivision - The Trail Stage 4 - Reapplied under 2021-22 DC Policy

s223 Certificate issued

Applied 19/10/2021

s223 Certificate issued stage 1 02/11/2021

s223 Certificate issued stage 2 21/01/2022

s223 Certificate issued stage 3 21/01/2022

s224 Certificate issued stage 1 02/11/2021
s224 Certificate issued stage 2 21/01/2022
s224 Certificate issued stage 3 21/01/2022
Decision issued 28/10/2021
Granted 28/10/2021

5 Tea Tree Lane

RMA/2020/2536
Remove Consent notice under section 221
Consent issued
Applied 04/11/2020
Decision issued 18/12/2020
Granted 18/12/2020

RMA/2021/3015
Subdivision - Fee simple - 12 lots
Processing complete
Applied 10/09/2021
s223 Certificate issued 28/07/2022
s224 Certificate issued 12/08/2022
Decision issued 22/12/2021
Granted 22/12/2021

5 Zinnia Way

RMA/2019/1988
To Build a High Fence on Road Boundary
Processing complete
Applied 30/08/2019
Decision issued 17/12/2019
Granted 17/12/2019

6 Agathis Crescent

RMA/2021/3534
38 lot subdivision - The Trail Stage 4 - Reapplied under 2021-22 DC Policy
s223 Certificate issued
Applied 19/10/2021
s223 Certificate issued stage 1 02/11/2021
s223 Certificate issued stage 2 21/01/2022

s223 Certificate issued stage 3 21/01/2022
s224 Certificate issued stage 1 02/11/2021
s224 Certificate issued stage 2 21/01/2022
s224 Certificate issued stage 3 21/01/2022
Decision issued 28/10/2021
Granted 28/10/2021

7 Agathis Crescent

RMA/2021/3534
38 lot subdivision - The Trail Stage 4 - Reapplied under 2021-22 DC Policy
s223 Certificate issued
Applied 19/10/2021
s223 Certificate issued stage 1 02/11/2021
s223 Certificate issued stage 2 21/01/2022
s223 Certificate issued stage 3 21/01/2022
s224 Certificate issued stage 1 02/11/2021
s224 Certificate issued stage 2 21/01/2022
s224 Certificate issued stage 3 21/01/2022
Decision issued 28/10/2021
Granted 28/10/2021

7 Tea Tree Lane

RMA/2020/2536
Remove Consent notice under section 221
Consent issued
Applied 04/11/2020
Decision issued 18/12/2020
Granted 18/12/2020

RMA/2021/3015
Subdivision - Fee simple - 12 lots
Processing complete
Applied 10/09/2021
s223 Certificate issued 28/07/2022
s224 Certificate issued 12/08/2022
Decision issued 22/12/2021
Granted 22/12/2021

8 Agathis Crescent

RMA/2021/3534

38 lot subdivision - The Trail Stage 4 - Reapplied under 2021-22 DC Policy

s223 Certificate issued

Applied 19/10/2021

s223 Certificate issued stage 2 21/01/2022

s223 Certificate issued stage 3 21/01/2022

s224 Certificate issued stage 1 02/11/2021

s224 Certificate issued stage 2 21/01/2022

s224 Certificate issued stage 3 21/01/2022

Decision issued 28/10/2021

Granted 28/10/2021

s223 Certificate issued stage 1 02/11/2021

RMA/2022/666

To construct a new dwelling with attached garage

Processing complete

Applied 08/03/2022

Decision issued 05/04/2022

Granted 05/04/2022

8 Hebe Road

RMA/2018/1630

Two-storey Dwelling with attached garage

Processing complete

Applied 06/07/2018

Decision issued 12/07/2018

Granted 12/07/2018

Data Quality Statement

Land Use Consents

All resource consents are shown for sites that have been labelled with an address. For sites that have been labelled with a cross (+) no resource consents have been found. Sites that have no label have not been checked for resource consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay. Resource consents which are on land occupied by roads, railways or rivers are not, and currently cannot be displayed, either on the map or in the list. Resource consents that relate to land that has since been subdivided, will be shown in the list, but not on the map. They will be under the address of the land as it was at the time the resource consent was applied for. Resource consents that are listed as Non-notified and are current, may in fact be notified resource consents that have not yet been through the notification process. If in doubt. Please phone (03)941 8999.

The term “resource consents” in this context means land use consents. Subdivision consents and certificates of compliance are excluded.

Subdivision Consents

All subdivision consents are shown for the sites that have been labelled with consent details. For Sites that have been labelled with a cross (+) no records have been found. Sites that have no label have not been checked for subdivision consents. This will be particularly noticeable on the margins of the search radius. If there are such sites and you would like them included in the check, please ask for the LIM spatial query to be rerun accordingly. This will be done free of charge although there may be a short delay.

The term “subdivision consents” in this context means a resource consent application to subdivide land. Non subdivision land use resource consents and certificates of compliance are excluded.

This report will only record those subdivision applications which have not been completed i.e once a subdivision has been given effect to and the new lots/properties have been established the application which created those lots will not be shown

All subdivision consent information is contained on the map and no separate list is supplied